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EXTRAORDINARY

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GOVERNMENT OF PUNJAB

DEPARTMENT OF INVESTMENT PROMOTION

NOTIFICATION

The 12th May, 2023

No. PIU/CLU/Colour Coded Stamp Paper/861.—The Government of Punjab has taken up a series of measures to improve “Ease of Doing Business” in the State of Punjab. For further simplification of CLU process in the state under clause 8(2) and clause 13 of Punjab Bureau of Investment Promotion Act, 2016, the Governor of Punjab is please to formulate following process for issuance a registered sale deed on different colour-coded stamp paper on applicable value having inbuilt approval of CLU:

1. Applicant shall submit its application in prescribed form (Online) along with document such as Land details (Khasra No., Jamabandi detail etc.) & Site Plan on Invest Punjab Business First Portal for validating the land intended to be purchased for manufacturing industry except for RED category units notified by Punjab Pollution Control Board (PPCB) & Hazardous Industries notified by Department of Labour.
2. The Sub-Registrar deputed in PBIP shall forward the application to concerned officer for CRO report which shall be obtained within 5 days through the Invest Punjab Business First Portal itself.
3. After the receipt of CRO Report the DTP/STP of HUD (for the cases outside the MC Limits)/STP of LG (for the cases within MC Limits) in PBIP as the case may be, will forward the application to the nodal officers of the concerned departments ie. Punjab Pollution Control Board, Department of Labour & Department of Forest within 2 working days for comments.
4. Concerned departments shall submit their comments within 10 working days on the portal itself & alert message shall be sent to the concerned nodal officers on every 5th day.
5. There shall be a checklist for validating the application form by each participating department and same shall be uploaded on the portal along with the application form.
6. Upon receipt of comments from the concerned departments, the report shall be examined by Nodal Officer of HUD (for the cases outside the MC Limits)/Nodal Officer of LG (for the cases within MC Limits) deputed in the Punjab Bureau of Investment Promotion and Certificate of Land Use Classification shall be issued/refused as the case may be. The certificate shall be sent to the applicant online through Invest Punjab Business First Portal.

7. The Land Use Classification certificate dully approved by STP/DTP HUD/STP LG as the case may be, shall be fetched electronically to NGDRS Portal in the login account of Sub-registrar of the Revenue department deputed in PBIP.
8. An alert message shall be sent to the applicant through NGDRS portal to apply/submit Stamp Paper along with Requisite fees value.
9. After submission of Stamp Paper/ Requisite fees the Registered Sale Deed along with inbuilt CLU shall be approved/granted by concerned Sub Registrar deputed by Department of Revenue in PBIP as per the timeline prescribed by the Department of Revenue.
10. The existing procedure of issuance of CLU by Department of Housing & Urban Development & Department of Local Government shall be deemed to be amended to the extent of the above procedure and no separate CLU will be required by the Manufacturing Industry either from Department of Housing & Urban Development or Department of Local Government after obtaining the registered sale deed Coloured Stamp Paper (preferably Green).
11. The concurrence for the aforesaid procedure of approval has been obtained from the concerned departments ie. Department of Housing & Urban Development, Department of Local Government, Punjab Pollution Control Board, Department of Labour & Department of Revenue, Rehabilitation and Disaster Management & Department of Forest.
12. Chief Executive Officer, Punjab Bureau of Investment Promotion shall be competent to interpret/ issue any additional instructions for easing the above process if so required.

Sd/-

DILIP KUMAR, IAS

Chandigarh
The 10th May, 2023

Principal Secretary to Government of Punjab
Department of Industries & Commerce